Amendments to the Claims:

The claims below will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

1-106 (Canceled).

107 (Previously Presented) The method of claim 113, wherein the prices are offer for sale prices.

108-112 (Canceled).

113. (Currently Amended) A computer-implemented method of delivering real estate information to a user comprising:

performing a computer-implemented search automatically by a computer system in response to a user search query that identifies a user defined geographic area of interest and at least one of other real property attributes, including prices, types of properties, number of bedrooms, number of bathrooms, acreage or other predefined attributes of a property of interest to a consumer or investor;

accessing a database automatically with the computer system to identify a plurality of properties having the user defined real property attributes within the user defined geographic area of interest, wherein each property has associated real property attributes that include at least price information and at least one of the properties in the identified plurality of properties includes an automated valuation model (AVM) value;

~~using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM) values for the identified plurality of properties and create AVM values for properties of the identified plurality of properties that have sale values that do not reflect actual market values, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;~~

performing a differential value search (DVS) by the computer system to determine DVS values on the identified plurality of properties in response to the search

query, wherein <u>each DVS value</u> ~~the differential value search (DVS)~~ is based upon a ~~modified absolute difference discounting of predetermined financial factors and of the~~ ~~AVM values and prices for each of the identified plurality of properties~~ <u>mathematical</u> <u>calculation of the price and the AVM value for each property, including at least one of a</u> <u>ratio calculation, an absolute difference between the price and the AVM value</u> <u>calculation, or a modified absolute difference between the price and the AVM value</u> <u>calculation after adjusting the AVM value for predefined financial factors not originally</u> <u>utilized in determining a stored AVM value</u>; ~~and~~

      displaying search results as an ordered list that includes the identified plurality of properties presented as an automatically ranked list based on ~~a predetermined value of~~ the ~~of the DVS values~~ <u>mathematical calculation of the DVS value;</u>

      <u>dynamically updating and storing in the database AVM values and corresponding</u> <u>DVS values from within the identified plurality of properties, wherein the AVM values are</u> <u>dynamically updated by using a specific geographic location and real property attributes</u> <u>of each property</u>.

114-116. (Canceled)

117. (Previously Presented) The method of claim 113 wherein the ordered list includes properties each having a price below the AVM value.

118. (Previously Presented) The method of claim 113 further comprising rendering a map having icons indicative of identified properties from among the plurality of properties.

119. (Canceled)

120. (Canceled)

121. (Currently Amended) A computer-implemented method of delivering real estate information, comprising:

providing a user with a <u>graphical</u> user interface of a user terminal for performing a user search query that identifies a user defined geographic area of interest <u>and at least one of other real property attributes, including prices, types of properties, number of bedrooms, number of bathrooms, acreage or other predefined attributes of a property of interest to a consumer or investor</u>;

accessing a database automatically with the computer system to identify a plurality of properties <u>having the user defined real property attributes within the user defined geographic area of interest</u>, wherein each property has associated real property attributes that include at least price information <u>and at least one of the properties in the identified plurality of properties includes an automated valuation model (AVM) value</u>;

~~using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM) values for the identified plurality of properties and create AVM values for properties of the identified plurality of properties that have sale values that do not reflect actual market values, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;~~

performing a differential value search (DVS) by the computer system to determine DVS values on the plurality of properties in response to the graphical search query, wherein <u>each DVS value</u> ~~the differential value search~~ is based upon a ~~modified absolute difference discounting of predetermined financial factors and of the AVM values and prices for each of the identified plurality of properties~~ <u>mathematical calculation of the price and the AVM value for each property, including at least one of a ratio calculation, an absolute difference between the price and the AVM value calculation, or a modified absolute difference between the price and the AVM value calculation after adjusting the AVM value for predefined financial factors not originally utilized in determining a stored AVM value</u>; ~~and~~

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displaying the identified plurality of properties as an automatically ranked <u>list</u> based on ~~a predetermined value spatial information and the DVS values~~ <u>the mathematical calculation of the DVS value;</u>

<u>dynamically updating and storing in the database AVM values and corresponding DVS values from within the identified plurality of properties, wherein the AVM values are dynamically updated by using a specific geographic location and real property attributes of each property; and</u>

<u>dynamically redisplaying updated search results as an ordered list that includes the identified plurality of properties presented as an automatically ranked list based on the mathematical calculation of the DVS value</u>.

122. (Canceled)

123. (Currently Amended) The method of claim 121 further comprising rendering a map upon the user terminal, the map ~~based upon the spatial information and including~~ <u>having</u> superimposed icons representing ~~the~~ identified properties <u>from among the plurality of properties</u>.

124. (Canceled)

125. (Currently Amended) The method of claim 121 wherein the ~~ordered~~ <u>ranked</u> list include<u>s</u> properties each having a price below their AVM values.

126. (Canceled)

127. (Currently Amended) A computer-implemented method of delivering real estate information to a user, comprising:

performing a search automatically by a computer system in response to instructions of a user search query ~~of a geographical area that corresponds to a plurality of properties~~ <u>corresponding to a plurality of properties in a defined geographical area</u>

with at least one of other real property attributes, including prices, types of properties, number of bedrooms, number of bathrooms, acreage or other predefined attributes of a property of interest to a consumer or investor;

accessing a database automatically with the computer system to identify a plurality of properties, having the user defined real property attributes within the user defined geographic area of interest wherein each property has associated real property attributes that include at least price information and at least one of the properties in the identified plurality of properties includes an automated valuation model (AVM) value;

~~using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM) values for the identified plurality of properties and create AVM values for properties of the identified plurality of properties that have sale values that do not reflect actual market values, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;~~

performing a differential value search (DVS) by the computer system to determine DVS values on the plurality of properties in response to the search query, wherein each DVS value ~~the differential value search~~ is based upon a ~~modified absolute difference discounting of predetermined financial factors and of the AVM values and prices for each of the identified plurality of properties~~ mathematical calculation of the price and the AVM value for each property, including at least one of a ratio calculation, an absolute difference between the price and the AVM value calculation, or a modified absolute difference between the price and the AVM value calculation after adjusting the AVM value for predefined financial factors not originally utilized in determining a stored AVM value; ~~and~~

displaying the plurality of properties as a ranked list ~~that is~~ automatically based on ~~a predetermined value scheme and the DVS values~~ the mathematical calculation of the DVS value;

dynamically updating and storing in the database AVM values and corresponding DVS values for each property selected by the user from within the identified plurality of properties, wherein the AVM values are dynamically updated by using a specific

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geographic location and real property attributes of each property selected by the user; and

dynamically redisplaying updated search results as an ordered list that includes the identified plurality of properties presented as an automatically ranked list based on the mathematical calculation of the DVS value.

128-130. (Canceled)

131. (Currently Amended) The method of claim ~~129~~ 127 further comprising rendering a map based upon the instructions ~~and processing the spatial information~~, the map including icons indicative of identified ~~the~~ properties from among the plurality of properties.

132. (Currently Amended) The method of claim 127 wherein the ranked list includes properties each having a price below their AVM values ~~information includes the AVM value and the price for each of the identified properties~~.